



*Excerpt from Clark County Comprehensive Plan 2004-2024
Chapter 3 Rural and Natural Resource Element/Pages 3-21 through 3-23*

Mineral Lands

GOAL: To protect and ensure appropriate use of gravel and mineral resources of the county, and minimize conflict between surface mining and surrounding land uses.

3.5 Policies

- 3.5.1 Support the conservation of mineral lands for productive economic use by identifying and designating lands of long-term commercial significance, consistent with the 20-year planning horizon mandated by growth management.
- 3.5.2 Capital improvement plans should take into consideration maintaining and upgrading public roads adequate to accommodate transport of mineral commodities.
- 3.5.3 In identifying and designating commercial mineral lands, the following factors should be taken into consideration: geological, environmental and economic factors; existing and surrounding land uses; parcel size; and public service levels that are conducive to long-term production of mineral resources.
- 3.5.5 Encourage recycling of concrete, aggregate and other materials.
- 3.5.6 Encourage restoration of mineral extraction sites, as the site is mined, consistent with requirements identified in RCW 78.44.
- 3.5.7 Land shall not be used for any activity other than surface mining or uses compatible with mining until the gravel or mineral resource is commercially depleted, reasons for not mining the site are clearly demonstrated, or the site has been reclaimed.
- 3.5.8 Surface mining other than Columbia River dredging shall not occur within 100-year Floodplain.
- 3.5.9 Mineral extraction operations shall be conducted in a manner, which will minimize the adverse effects on water quality, fish and wildlife, adjacent activities and the scenic qualities of the shorelines. Any adverse impacts shall be mitigated.
- 3.5.10 Land use activities adjacent to mineral lands should be located and designed to minimize conflicts with mineral activities on such lands.
- 3.5.11 Designated mineral operations of long-term commercial significance are not exempt from the normal environmental review process of the county or state agencies.
- 3.5.12 Establish standards and programs whereby residents of rural lands adjacent to designated resource lands are informed that they are locating in a natural resource area and that will be subject to normal and accepted mining practices that comply with federal, state and local regulations.
- 3.5.13 Prior to removal of the surface mining designation, the landowner needs to show that the extraction of the mineral resource is not commercially feasible.



- 3.5.14 The county shall allow continued mining at existing active sites.
- 3.5.15 Potential aggregate sites or expansion shall not be designated within rural zoning categories.
- 3.5.16 Designation to alternative land uses at the time of reclamation shall take into consideration surrounding land uses and other policies of this 20-Year Plan.
- 3.5.17 Future land use designations for those areas designated Mineral Lands (Fisher Quarry and Section 30/31) should be made consistent with city land use and at the time of annexation.
- 3.5.18 Some level of processing should be associated with mineral extraction.
- 3.5.19 Future sites designated with a surface mining overlay shall be assessed on a case by case basis, based on the commercial or industrial value of the resource, and the relative quality and quantity of the resource as well as the following conditions:
 - the resource should be of a quality that allows it to be used for construction materials or meet applicable quality specifications for the intended use(s);
 - the resource should be of a quantity sufficient to economically justify development based upon the characteristics of the aggregate, life of the resource site, cost of extraction, accessibility, opportunity, type of transportation and the location of high demand areas; and,
 - designation of these mineral resource lands should follow the "Criteria for Designating Mineral Resources," as outlined in the Designation Criteria component of the Rural and Natural Resource Element.
- 3.5.20 Clark County's Shoreline Master Program shall be reevaluated for consistency with the Growth Management legislation and Clark County's 20-Year Comprehensive Growth Management Plan. Any areas of inconsistency shall be reviewed and resolved with either modification of the Shoreline Master Program or Comprehensive Plan policies, which ever is more appropriate.

STRATEGIES FOR RESOURCE LANDS

Maintain an inventory of gravel and mineral resource sites. The inventory should comprise of:

- a list of designated sites;
- a list of "potential" sites for which information about the quality and quantity of the site is not adequate to allow a determination of long-term commercial significance;
- a list of current sites; and,
- a list of active sites.